



PHAP18-00045

Date: December 3, 2018
Application Type: Certificate of Appropriateness
Property Owner: Maria Ofelia Ramos
Representative: Jesus Ramos
Legal Description: Lot 75 Government Hill 7 & 8 (7000 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4315 Trowbridge Drive
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1917
Historic Status: Contributing
Request: Certificate of Appropriateness for repaving the front yard, side yard, and driveway with masonry
Application Filed: 11/29/2018
45 Day Expiration: 1/13/2019

ITEM 2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for repaving the front yard, side yard, and driveway with masonry

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites and Properties recommend the following:

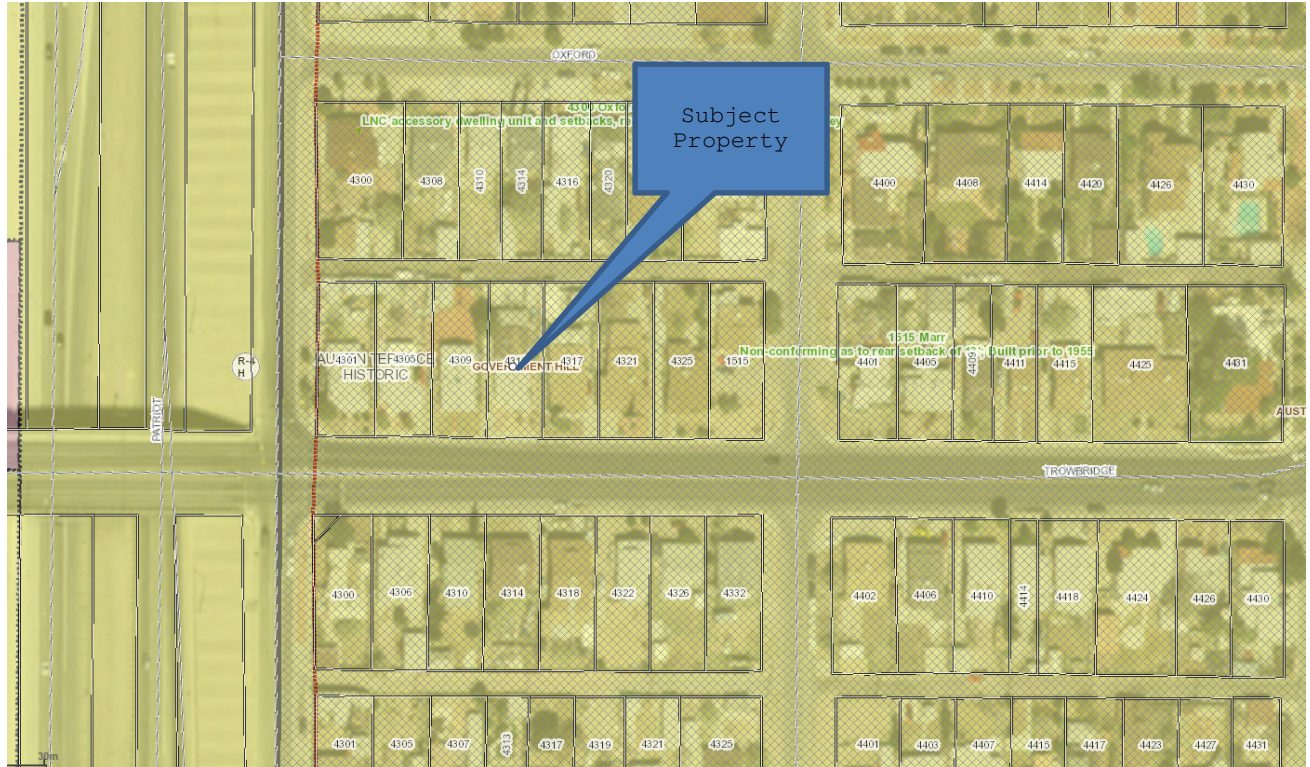
- *When repair or replacement is required the existing structure (garage or driveway) should be replaced in kind. Many of the driveways are the type which has two paved driving surfaces and a center strip of grass or other material. It is not appropriate to fill this area with concrete. However, bricks, stones and landscaping are usually considered acceptable.*
- *When deteriorated, repair with materials that match or are compatible to the original.*
- *Select appropriate materials for new driveways including concrete tracks (narrow strips) and brick. Conceal edging materials used for gravel driveways. Keep new driveway aprons and curb cuts to the minimum width possible.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces the architectural qualities of a structure and its context. When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*
- *Maintain the property's natural topography, and avoid grading that adversely affects drainage and soil stability or could negatively impact existing trees. Slopes shall not be paved.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and living plants that provide ground cover.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The modifications are that the driveway be replaced with two concrete strips, that the center be filled with brick or stamped concrete to resemble brick, and that the front yard be paved with no more than 50% masonry and the other 50% be living plant cover.

AERIAL MAP



PROPOSED PLAN

